

**Valle De Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-0936**

REGULAR MEETING MINUTES: July 19, 2011

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

1. CALL TO ORDER: 7:01 PM Jack L. Phillips, presiding Chair

Members present: Feathers, Fitchett, Forthun, Henderson, Manning, Millar, Myers, Phillips, Reith

Absent: Brownlee, Hyatt, Mitrovich, Ripperger, Wollitz

2. FINALIZE AGENDA: As shown

3. OPEN FORUM: None

4. APPROVAL OF MINUTES: Minutes of June 7, 2011 **VOTE: 6-0-3 to approve.**
Abstained: Feathers, Forthun, Millar

5. UNFINISHED BUSINESS

- a. Selection of new member to fill Seat #8 vacancy (Ms. Dianna Brennan resigned).

Mark Schuppert introduced himself. He grew up in the area and graduated from Monte Vista HS. He has been here most of his life and has strong ties to the area. He raised 3 kids here and has been active in the community. Mark got involved in challenging Reynolds' development of the Chicken Ranch in 2003. He is also a Board member of the Grossmont-Mt. Helix Improvement Association (GMIA).

FITCHETT **moved** (Henderson seconded) to appoint Mr. Schuppert to the Group.
VOTE: 9-0-0 to approve.

6. LAND USE

- a. P96-001W3: Major Use Permit Modification to add two 14'9" omni (pole) antennas to the top of an existing 40' monopole structure with existing 5' omni antennas. Verizon cell site is located on south side of Otay Water District tank site above and northwest of the Steele Canyon High School (12118 Campo Road).

FITCHETT introduced the project. The Applicant is Verizon and their presenter is Jill Cleveland. She stated that Verizon has been a tenant since 2000. They propose to remove one omni antenna and adding two more which will be 14'9" in height. They are asking approval of the 2 new longer antennas.

PHILLIPS asked if they are changing spectrum and frequency. Cleveland replied that they are not. MILLAR asked if there is a generator up there and Cleveland said there was a diesel generator there.

FITCHETT went to site and with the naked eye could not discern between the existing and proposed antennas. The only objection for visual aesthetics is, therefore, not an issue. FITCHETT **moves** to approve (Henderson seconds). Millar asked if there was a max height issue. PHILLIPS replied no. **VOTE: 9-0-0 to approve.**

b. W11-003: Request for waiver of site plan requirements for car sales facility at 10002 Campo Road .

PHILLIPS presented the project. A plot plan was waived by VDPCPG in 11/07, however, the plot plan included an adjacent property which is not the same parcel. That parcel owner to the east added buildings and other site changes without a permit. Sam Abbod, the owner of the Car Sales lot property at 10002 Campo Road, wants to go ahead with his property improvements. Currently, this corner is a center of blight in Casa De Oro. Mr. Abbod said he hasn't been able to operate for 3 years because of disputes regarding the adjacent lot. PHILLIPS set out requirements for approval of a Site Plan Waiver for a used car sales facility at 10002 Campo Road including the following:

1. Prepare a plot plan showing the dimensions of the property covered by the waiver.
2. Plot plan should show structures, parking and landscape areas within the new area as shown on the existing plot plan.
3. Add the following requirements in notes on the plot plan:
 - a) Landscaping around corner shall include two offset rows of flowering shrubs (low) spaced a maximum of 2-feet apart.
 - b) The northwest access gate (alley) shall have an aesthetically pleasing solid covering with color that matches adjacent fencing.
 - c) Fencing shall be maintained and kept free of graffiti.

Mr. Abbod stated that he will do what they agreed upon. He stated that there are two different parcels which are two different properties. When he submitted a plan for a change in partnership he needed to get waiver. The property next door is at 10006 Campo Road and has nothing to do with this property. This parcel will be landscaped and he will make the corner look good. Mr. Abbod states he needs waiver to get business license and move forward. PHILLIPS stated that the old plot plan should be marked as invalid and will not approve a waiver where the property isn't defined. PHILLIPS **moves** to approve the waiver based on above conditions. (Seconded by Reith). **VOTE: 9-0-0** to approve.

7. CHAIRMAN'S REPORT

The speed limits on both Rolling Hills & Hillsdale have been recertified. Grandview has been recertified for radar at 35 mph. Speed limits have also been recertified for Calle Abara at 35 mph and Fury at 40 mph.

PHILLIPS has had extensive discussions with Otay Water concerning the proposed sewer line replacement in the Challenge/Calavo/Louisa/Avocado area. The key sewer line in question is 27 ft. below the road on Challenge west of Calavo. Challenge will be blocked for a month. Is it worth removing the sewer line and closing Challenge for a month versus cleaning sewer line out more often according to County practices? PHILLIPS wants to make sure that there aren't any other preferable options than replacing the line and shutting Challenge down for a month. Suggests Otay should monitor the rate of change in the sag of the sewer line and try to come up with alternate solutions.

8. NEW BUSINESS - None

9. ADJOURNMENT 8:02 PM

Submitted by: Jösan Feathers

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